

SCHEDULE

A

SCHEDULE A

AUTHORITY FOR THE TAKING

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved February 15, 2019, as Public Law 116-6, div. A, tit. II, Section 230, which appropriated the funds that shall be used for the taking.

SCHEDULE B

SCHEDULE B

PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

SCHEDULE

C

SCHEDULE C

LEGAL DESCRIPTION

Hidalgo County, Texas

Tracts: RGV-MCS-3003 and RGV-MCS-2219

Owner: Cascade Real Estate Operating, L.P.

Total Acreage: 38.307

Tract #1: RGV-MCS-3003:

Being a 34.299 acre (1,494,054 square feet) parcel of land, being out of the Ramon Manguilla Survey, Abstract No. 42 and the Yldefonso Quiroga Survey, Abstract No. 43, Porciones 59 and 60, Hidalgo County, Texas, being out of the river levee right-of-way conveyed to the United States of America by Easement Deed recorded in Volume 551, Page 294, Deed Records of Hidalgo County, Texas (787-H), being out of Lots 5, 15, 26, 27 and 28 of John H. Shary Subdivision as recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, and being out of a called 324.25 acre tract conveyed to Cascade Real Estate Operating, LP by Special Warranty Deed recorded in Instrument No. 2019-3069818, Official Records of Hidalgo County, Texas (Tract 7- Parcel A), said parcel of land being more particularly described by metes and bounds as follows;

Commencing at a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "POC RGV-MCS-3003 3004", said point being at the most westerly southwest corner of the 324.25 acre tract and the northwest corner of a called 2.70 acre tract conveyed to Guadalupe Cabrera and Trinidad Cabrera by Warranty Deed with Vendor's Lien recorded in Instrument No. 1965-7063, Deed Records of Hidalgo County, Texas, said point being in the east right-of-way line of Shary Road, said point having the coordinates of N=16574878.084, E=1050389.390;

Thence: S 81°26'50" E (N 81°25'20" W, Record), departing the east right-of-way line of Shary Road, with the north line of the 2.70 acre tract and a southerly line of a portion of the 324.25 acre tract, passing at 191.34' the southwest corner of a called 5.52 acre tract described as "Save & Except Tract (5)" retained by Hidalgo County Water Control and Improvement District No. 19 in Special Warranty Deed recorded in Instrument No. 1976-33803, Deed Records of Hidalgo County, Texas, the southwest corner of the river levee right-of-way conveyed to the County of Hidalgo by Easement Deed recorded in Volume 541, Page 609, Deed Records of Hidalgo County, Texas (786-and the northwest corner of a called 11.73 acre river levee right-of-way conveyed to the United States of America by Easement Deed recorded in Volume 617, Page 316, Deed Records of Hidalgo County, Texas (River Levee), continuing for a total distance of 299.83' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-1=3004-29" for the **Point of Beginning** and southwesterly corner of Tract RGV-MCS- 3003, said point being at a southwesterly corner of a portion of the 324.25 acre tract,

SCHEDULE C (Cont.)

the southeast corner of the “786-H” river levee right-of-way, and a southwesterly corner of the “787-H” river levee right-of-way, said point being in the north line of the 2.70 acre tract, said point having the coordinates of N=16574833.493, E=1050685.886, said point bears N 24°18’13” E, a distance of 364.78’ from United States Army Corps of Engineers Control Point No. 103;

Thence: departing the north line of the 2.70 acre tract, with the common lines of the 5.52 acre tract, the “786-H” river levee right-of-way, the “787-H” river levee right-of-way, and a portion of the 324.25 acre tract, the following courses and distances:

- N 23°10’35” E, for a distance of 346.01’ to an angle point of Tract RGV-MCS-3003;
- N 39°05’33” E, for a distance of 1532.60’ to an angle point of Tract RGV-MCS-3003;
- N 56°21’43” E, for a distance of 168.30’ to an angle point of Tract RGV-MCS-3003;
- N 72°57’58” E, for a distance of 225.90’ to an angle point of Tract RGV-MCS-3003;
- N 77°56’43” E, for a distance of 401.20’ to an angle point of Tract RGV-MCS-3003;
- S 78°30’47” E, for a distance of 428.10’ to an angle point of Tract RGV-MCS-3003;
- N 59°20’58” E, for a distance of 405.00’ to an angle point of Tract RGV-MCS-3003;
- N 08°36’13” E, for a distance of 12.90’ to an angle point of Tract RGV-MCS-3003;
- N 59°20’58” E, for a distance of 382.00’ to an angle point of Tract RGV-MCS-3003;
- N 68°43’53” E, for a distance of 162.90’ to an angle point of Tract RGV-MCS-3003;
- N 83°24’43” E, for a distance of 123.10’ to an angle point of Tract RGV-MCS-3003;
- S 80°50’47” E, for a distance of 164.10’ to an angle point of Tract RGV-MCS-3003;
- S 73°49’07” E, for a distance of 665.90’ to an angle point of Tract RGV-MCS-3003;
- N 08°36’13” E, for a distance of 40.17’ to a set 5/8” rebar with a “MDS” aluminum disk capped survey marker stamped with the following description: “RGV-MCS-3003-15” for a northerly corner of Tract RGV-MCS-3003, said point being in the east line of the 5.52 acre tract, the east line of the “786-H” river levee right-of-way, a westerly line of the “787-H” river levee right-of-way, and a westerly line of a portion of the 324.25 acre tract, said point marking a point of curvature to the left;

Thence: departing the east line of the 5.52 acre tract and the east line of the “786-H” river levee right-of-way, over and across a portion of the 324.25 acre tract and the “787-H” river levee right-of-way, the following courses and distances:

- Along said curve to the left for an arc distance of 642.17’, with a central angle of 24°31’45” and a radius of 1500.00’, with a chord bearing of N 71°38’21” E, for a distance of 637.28’ to a set 5/8” rebar with a “MDS” aluminum disk capped survey marker stamped with the following description: “RGV-MCS-3003-16” for the point of tangency;
- N 59°22’28” E, for a distance of 902.98’ to a set 5/8” rebar with a “MDS” aluminum disk capped survey marker stamped with the following description: “RGV-MCS-3003-17” for a point of curvature to the right;

SCHEDULE C (Cont.)

- Along said curve to the right for an arc distance of 190.30', with a central angle of 13°37'45" and a radius of 800.00', with a chord bearing of N 66°11'21" E, for a distance of 189.85' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-18=3006-1-9" for the northeast corner of Tract RGV-MCS-3003, said point being in the east line of a portion of the 324.25 acre tract, the east line of the "787-H" river levee right-of-way, the east right-of-way line of Bentsen Road, the west line of a called 14.64 acre tract conveyed to Hunt Valley Industrial I, L.P. by Special Warranty Deed recorded in Instrument No. 2003-1153789, Official Records of Hidalgo County, Texas, and the west line of the river levee right-of-way conveyed to the County of Hidalgo by Easement Deed recorded in Instrument No. 1973-10311, Deed Records of Hidalgo County, Texas (Tract No. 2-Levee);

Thence: S 08°36'13" W (S 08°34'30" W, Record), with the west line of the 14.64 acre tract, the west line of the "Tract No. 2" river levee right-of-way, the east line of a portion of the 324.25 acre tract, and the east line of the "787-H" river levee right-of-way, for a distance of 285.40' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-19=3006-1-8" for the southeast corner of Tract RGV-MCS-3003, said point being in the west line of the 14.64 acre tract, the west line of the "Tract No. 2" river levee right-of-way, the east line of a portion of the 324.25 acre tract, and the east line of the "787- H" river levee right-of-way, said point marking a point of curvature to the left;

Thence: departing the west line of the 14.64 acre tract and the west line of the "Tract No. 2" river levee right-of-way, over and across a portion of the 324.25 acre tract and the "787-H" river levee right-of-way, the following courses and distances:

- Along said curve to the left for an arc distance of 67.79', with a central angle of 4°01'31" and a radius of 965.00', with a chord bearing of S 61°23'14" W, for a distance of 67.78' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-20" for the point of tangency;
- S 59°22'28" W, for a distance of 1133.77' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-21" for a point of curvature to the right;
- Along said curve to the right for an arc distance of 610.72', with a central angle of 46°39'20" and a radius of 750.00', with a chord bearing of S 82°42'08" W, for a distance of 593.98' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-22" for the point of tangency;
- N 73°58'12" W, for a distance of 547.17' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-23" for a point of curvature to the left;

SCHEDULE C (Cont.)

- Along said curve to the left for an arc distance of 453.03', with a central angle of 47°11'37" and a radius of 550.00', with a chord bearing of S 82°25'59" W, for a distance of 440.33' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-24" for the point of tangency;
- S 58°50'11" W, for a distance of 642.36' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-25" for a point of curvature to the right;
- Along said curve to the right for an arc distance of 359.51', with a central angle of 51°29'44" and a radius of 400.00', with a chord bearing of S 84°35'03" W, for a distance of 347.53' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-26" for the point of tangency;
- N 69°40'05" W, for a distance of 83.18' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-27" for a point of curvature to the left;
- Along said curve to the left for an arc distance of 228.13', with a central angle of 32°40'40" and a radius of 400.00', with a chord bearing of N 86°00'26" W, for a distance of 225.06' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-28" for the point of tangency;
- S 77°39'14" W, for a distance of 338.63' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-29" for a point of curvature to the left;
- Along said curve to the left for an arc distance of 271.44', with a central angle of 38°52'49" and a radius of 400.00', with a chord bearing of S 58°12'50" W, for a distance of 266.26' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-30" for the point of tangency;
- S 38°46'25" W, for a distance of 1134.99' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-31" for a point of curvature to the left;
- Along said curve to the left for an arc distance of 583.11', with a central angle of 14°13'01" and a radius of 2350.00', with a chord bearing of S 31°39'54" W, for a distance of 581.62' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-32" for the point of tangency;
- S 24°33'24" W, for a distance of 495.54' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3003-33" for the south corner of Tract RGV-MCS-3003;
- N 81°19'45" W, for a distance of 15.51' to a set 5/8" rebar with a "MDS" aluminum disk capped survey marker stamped with the following description: "RGV-MCS-3001-3=3003-34" for a southerly corner of Tract RGV-MCS-3003, said point being in a westerly line of a portion of the 324.25 acre tract, a westerly line of the "787-H" river levee right-of-way, the east line of the 11.73 acre river levee right-of-way and the east line of a called 6.86 acre tract conveyed to the County of Hidalgo, Texas by Deed recorded in Instrument No. 1973-11346, Deed Records of Hidalgo County, Texas ("Tract No. 2");

SCHEDULE C (Cont.)

Thence: N 08°42'35" E (N 08°36'30" E, Record), along the common line of a portion of the 324.25 acre tract, the "787-H" river levee right-of-way, the 11.73 acre river levee right-of-way and the 6.86 acre tract, passing at 202.14' the northeast corner of the 6.86 acre tract and the southeast corner of the 2.70 acre tract, continuing for a total distance of 517.48' to a point for a southwesterly corner of Tract RGV-MCS-3003, said point being at the northeast corner of the 2.70 acre tract, the northeast corner of the 11.73 acre river levee right-of-way, a southwesterly corner of a portion of the 324.25 acre tract, and a southwesterly corner of the "787-H" river levee right-of-way;

Thence: N 81°26'50" W (N 81°25'20" W, Record), with the north line of the 2.70 acre tract, the north line of the 11.73 acre river levee right-of-way, a southerly line of the "787-H" river levee right-of-way and a southerly line of a portion of the 324.25 acre tract, for a distance of 43.57' to the **Point of Beginning**.

Tract #2: RGV-MCS-2219:

BEING a 4.008 acre tract (174,582 square feet) parcel of land, more or less, being out of a called 68.30 acre tract, recorded in Document No. One153789, Official Records of Hidalgo County (O.R.H.C.), Texas, conveyed to Hunt Valley Industrial I, LP., described in Document No. One353747, Official Records of Hidalgo County (O.R.H.C.), Texas, said 4.008 acre (174,582 square feet) parcel of land being more particularly described as follows;

BEGINNING at a found 1/2" rebar designated "RGV-MCS-2215-1-1=RGV- MCS-2217-9=RGV-MCS-2219-1" having a coordinate value of N=16579099.732, E=1041467.763, said point being the northwest corner of the herein described proposed acquisition tract and the northwest corner of said Hunt Valley Industrial I, LP. tract, said point being the southwest corner of a called 100.900 acre tract, conveyed to Catholic Diocese of Brownsville recorded in Document No. 1999-814019, O.R.H.C., said point being on the west line of the levee easement (733-H), recorded in Document No. 1942-18238, Official Records of Hidalgo County (O.R.H.C.), Texas, conveyed to the United States of America, said point being on the east line of a called 247.68 acre tract, recorded in Volume 1510, Page 87, Deed Records of Hidalgo County (D.R.H.C.), Texas, conveyed to United States of America (U.S. Fish and Wildlife Service) (Tract 326C), said point also being N 40°49'47" W, a distance of 1811.65 feet from United States Corps of Engineers Control Point No. H122;

SCHEDULE C (Cont.)

THENCE: N 57°27'31" E, departing the west line of said levee easement (733-H) and the east line of said United States of America tract (Tract 326C) and along the north line of said Hunt Valley Industrial I, LP. tract and the south line of said Catholic Diocese of Brownsville tract, a distance of 74.98 feet to the northeast corner of the herein described proposed acquisition tract, said point being designated "RGV-MCS-2202-2-20=RGV-MCS-2217-8=RGV-MCS-2219-2", said point also being on the east line of said levee easement (733-H), the west line of the levee easement (734-H), recorded in Document No. 1944-45877, Official Records of Hidalgo County (O.R.H.C.), Texas, conveyed to the United States of America and the west line of a tract of land, recorded in Volume 752, Page 342, Deed Records of Hidalgo County (D.R.H.C.), Texas, conveyed to Hidalgo County Water Control and Improvement District No. 19 and described in Document No. 1353747, Official Records of Hidalgo County (O.R.H.C.), Texas;

THENCE: S 30°24'34" E, departing said north line of Hunt Valley Industrial I, LP. tract and said south line of Catholic Diocese of Brownsville tract and along the west line of said levee easement (734-H), the west line of said Hidalgo County Water Control and Improvement District No. 19 tract, and the east line of said levee easement (733-H), a distance of 930.58 feet to an angle point designated "RGV-MCS-2202-2-19=RGV-MCS-2219-3";

THENCE: S 36°00'24" E, along the west line of said levee easement (734-H), the west line of said Hidalgo County Water Control and Improvement District No. 19 tract, and the east line of said levee easement (733-H), a distance of 352.40 feet to an angle point designated "RGV-MCS-2202-2-18=RGV-MCS-2219-4";

THENCE: S 47°23'27" E, along the west line of said levee easement (734-H), the west line of said Hidalgo County Water Control and Improvement District No. 19 tract, and the east line of said levee easement (733-H), a distance of 60.12 feet to an angle point designated "RGV-MCS-2202-2-17=RGV-MCS-2219-5=RGV-MCS-2222-3" for the southeast corner of the herein described proposed acquisition tract, said point being the northeast corner of a surveyed 1.759 acre tract, recorded in Volume 1297, Page 226, Deed Records of Hidalgo County (D.R.H.C.), Texas, conveyed to Hidalgo County, Texas, said point also being a corner of said Hunt Valley Industrial I, LP. tract;

THENCE: S 48°33'19" W, departing the west line of levee easement (734-H), the west line of said Hidalgo County Water Control and Improvement District No. 19 tract, and the east line of said levee easement (733-H) and along the north line of said Hidalgo County, Texas tract, a distance of 201.56 feet to a found nail in 3" concrete post, designated "RGV-MCS-2219-6=RGV-MCS-2222-2" for the southwest corner of the herein described proposed acquisition tract, said point being the northwest corner of said Hidalgo County, Texas tract and an outer corner of said Hunt Valley Industrial I, LP. tract, said point also being on the west line of said levee easement (733-H) and the east line of said United States of America tract (Tract 326C);

SCHEDULE C (Cont.)

THENCE: N 36°02'24" W, departing the north line of said Hidalgo County, Texas tract and along the west line of said Hunt Valley Industrial I, LP. tract, the west line of said levee easement (733-H), and the east line of said United States of America (Tract 326C), a distance of 517.40 feet to a found 3" concrete post for an angle point designated "RGV-MCS-2219-7";

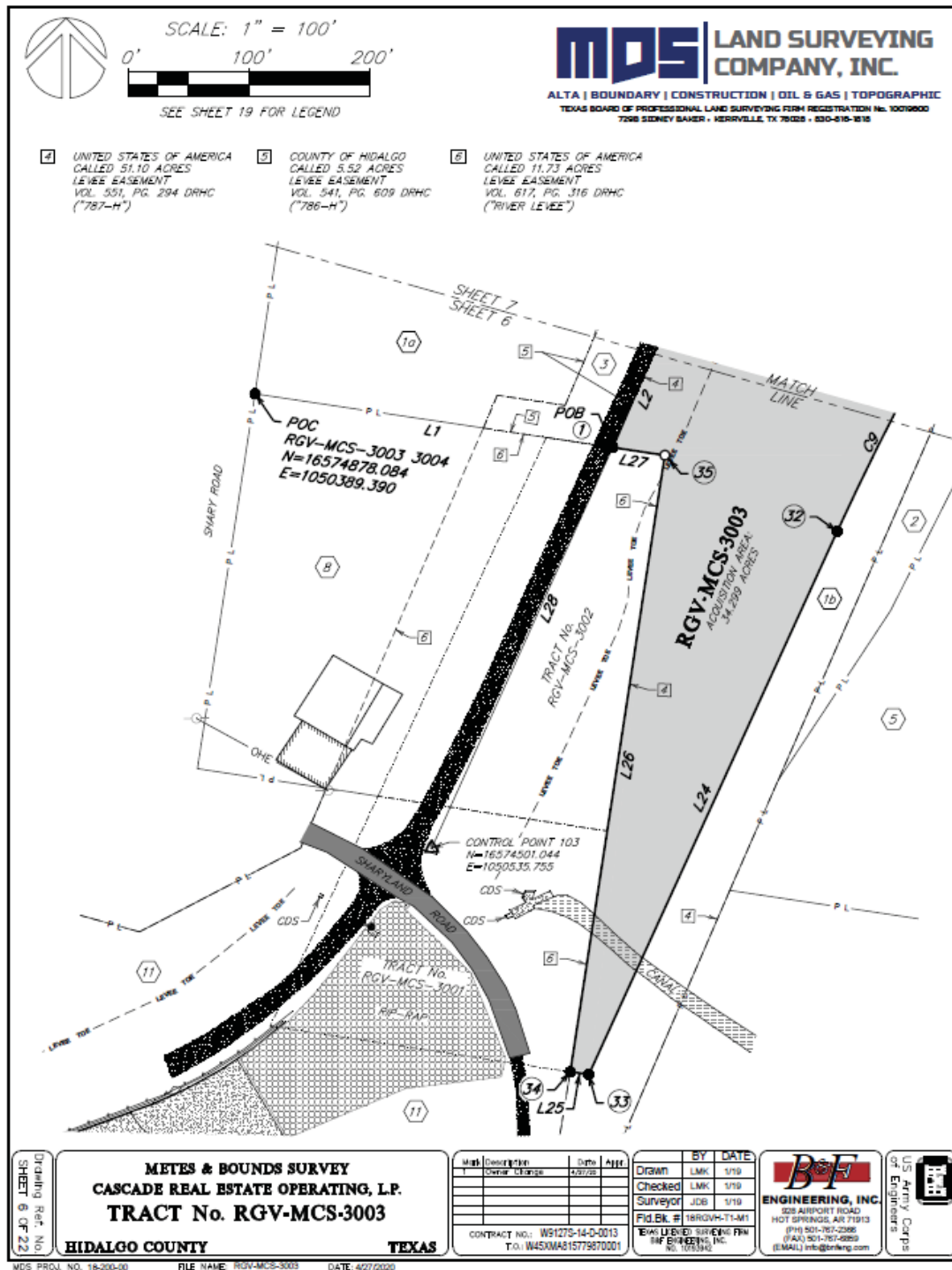
THENCE: N 28°38'38" W, departing the west line of said Hunt Valley Industrial I, LP. tract, the west line of said levee easement (733-H), and the east line of said United States of America (Tract 326C), a distance of 133.09 feet to a set 5/8" rebar with a "B&F Engineering, Inc." aluminum cap stamped "RGV-MCS-2219- 8=RGV-MCS-2223-3" for an angle point, said point being on the south line of a called 0.86 acre tract, recorded in Volume 1311, Page 948, Deed Records of Hidalgo County (D.R.H.C.), Texas, conveyed to Hidalgo County Drainage District No. One;

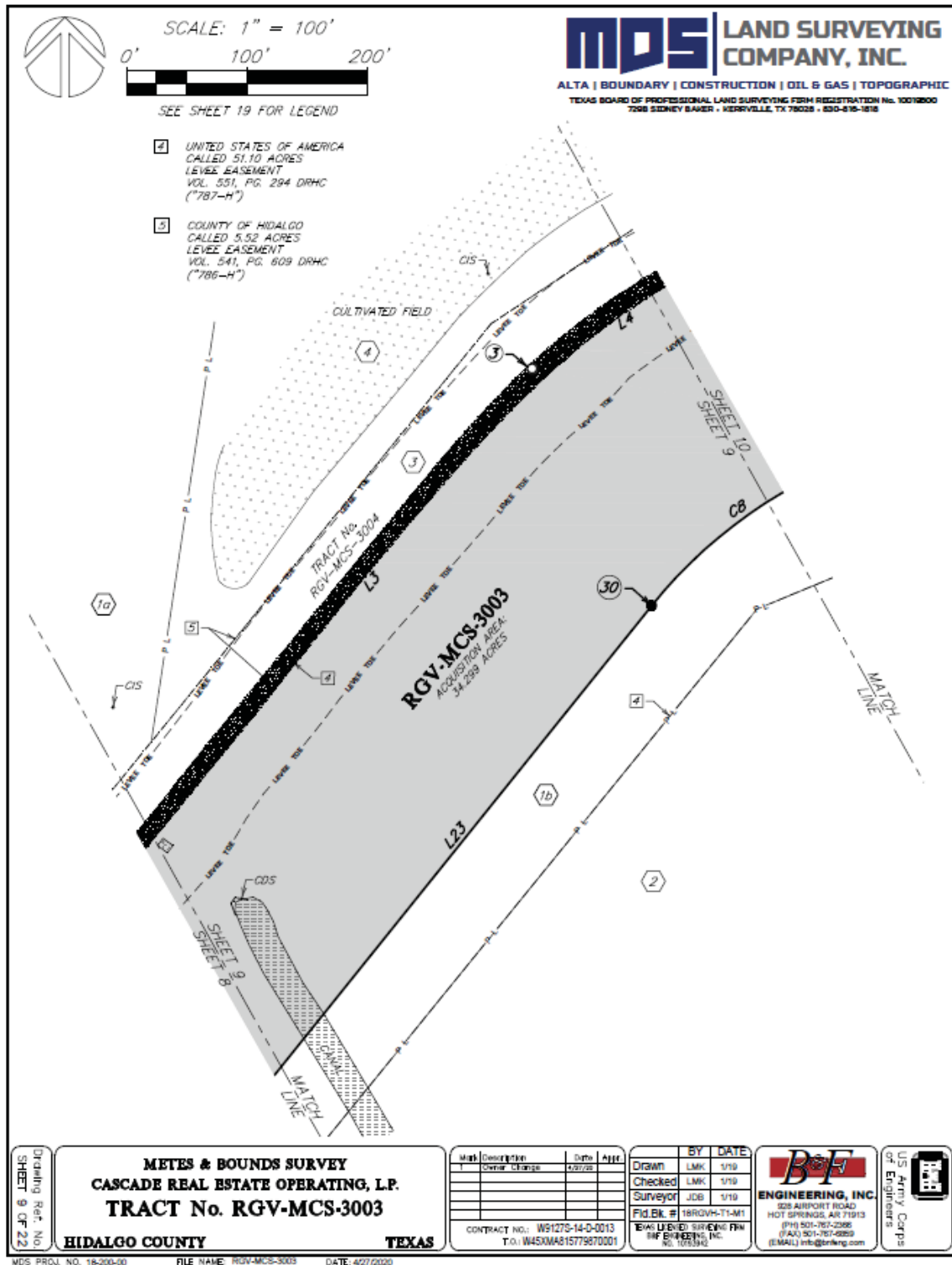
THENCE: N 58°15'32" E, along the south line of said Hidalgo County Drainage District No. One tract, a distance of 121.39 feet to a found 1/2" rebar with cap designated "RGV-MCS-2219-9=RGV-MCS-2223-2" for the southeast corner of said Hidalgo County Drainage District No. One tract and an angle point;

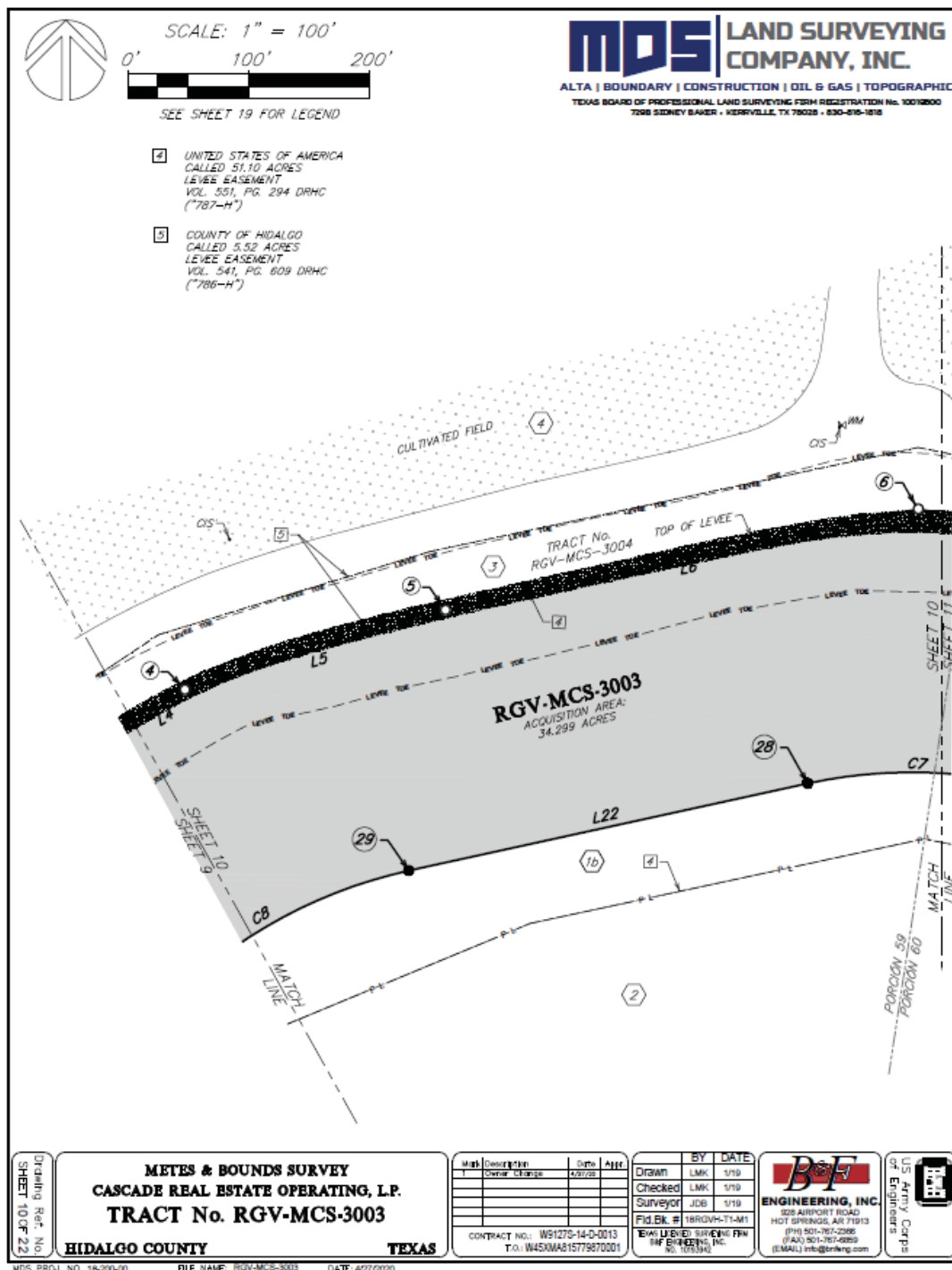
THENCE: N 30°56'09" W, departing the south line of said Hidalgo County Drainage District No. One tract and along the east line of said Hidalgo County Drainage District No. One tract, a distance of 299.04 feet to a found 2-1/2" pipe filled with concrete designated "RGV-MCS-2215-1-2=RGV-MCS-2219-10= RGV-MCS-2223-1"; for the northeast corner of said Hidalgo County Drainage District No. One tract and an angle point, said point also being an outer corner on the east line of said United States of America tract (Tract 326C);

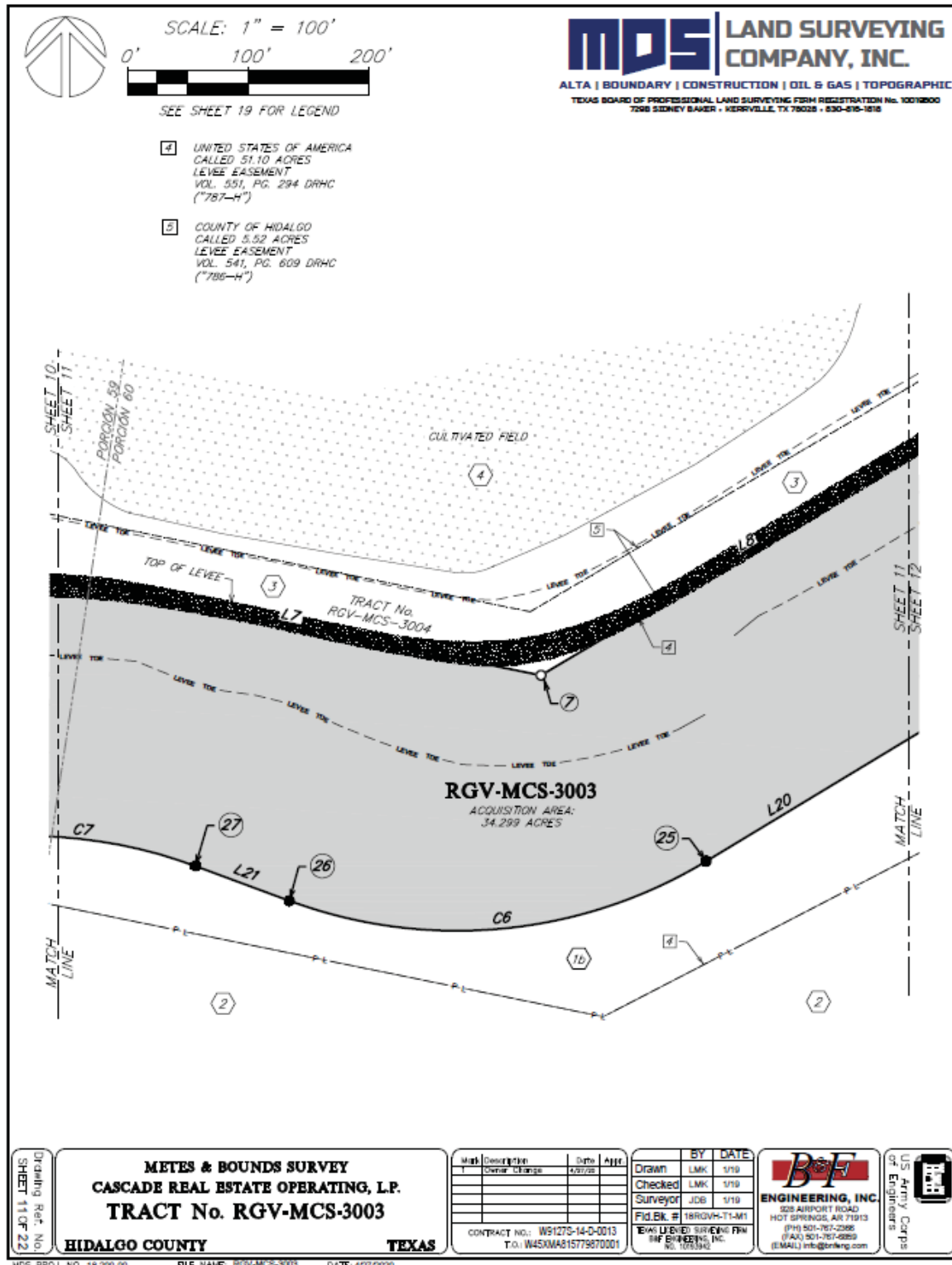
THENCE: N 30°32'27" W, departing the north line of said Hidalgo County Drainage District No. One tract and along the east line of said United States of America tract (Tract 326C), a distance of 424.81 feet to the **POINT OF BEGINNING** and containing 4.008 acres (174,582 square feet) of land, more or less.

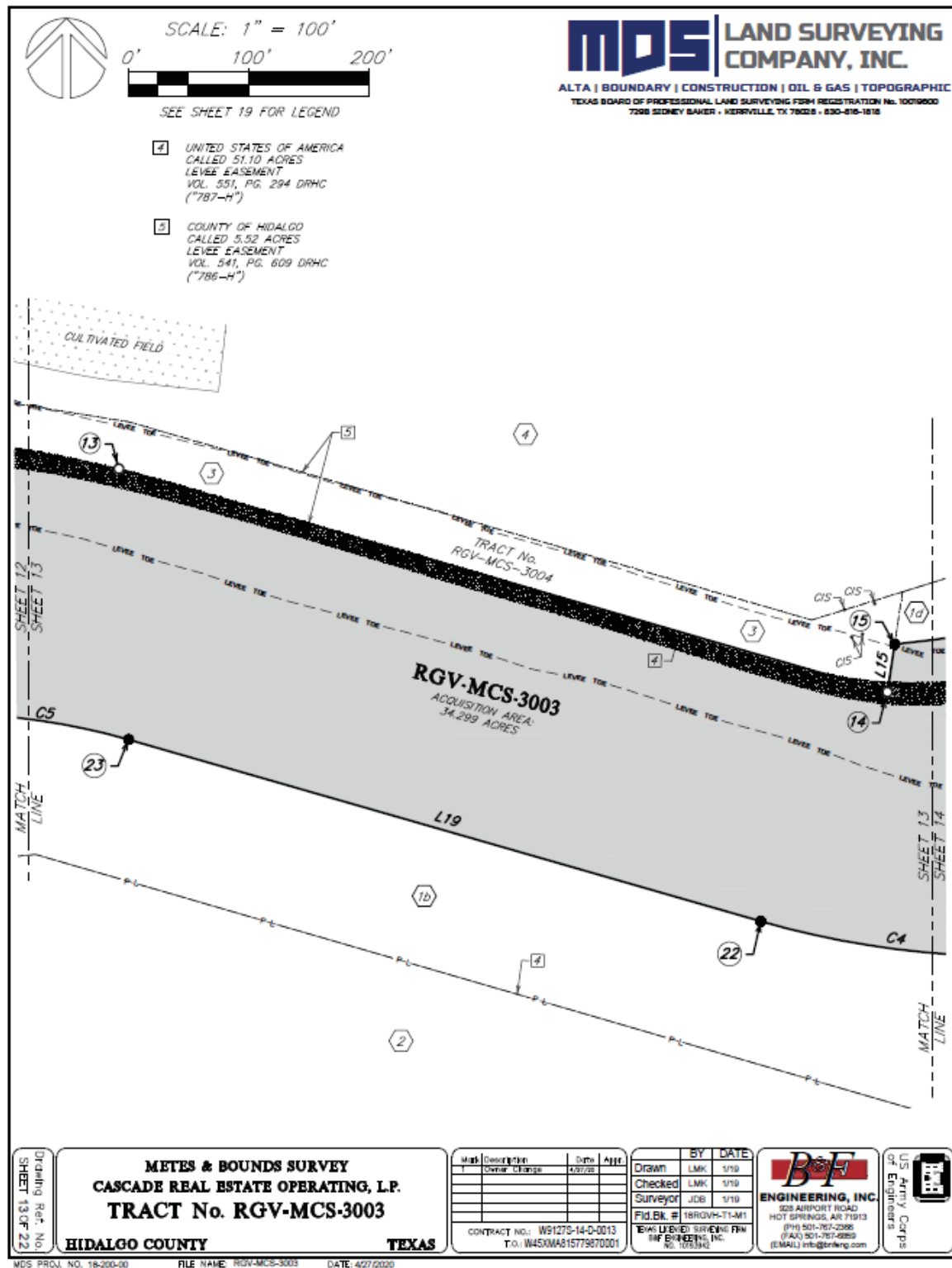
SCHEDULE D

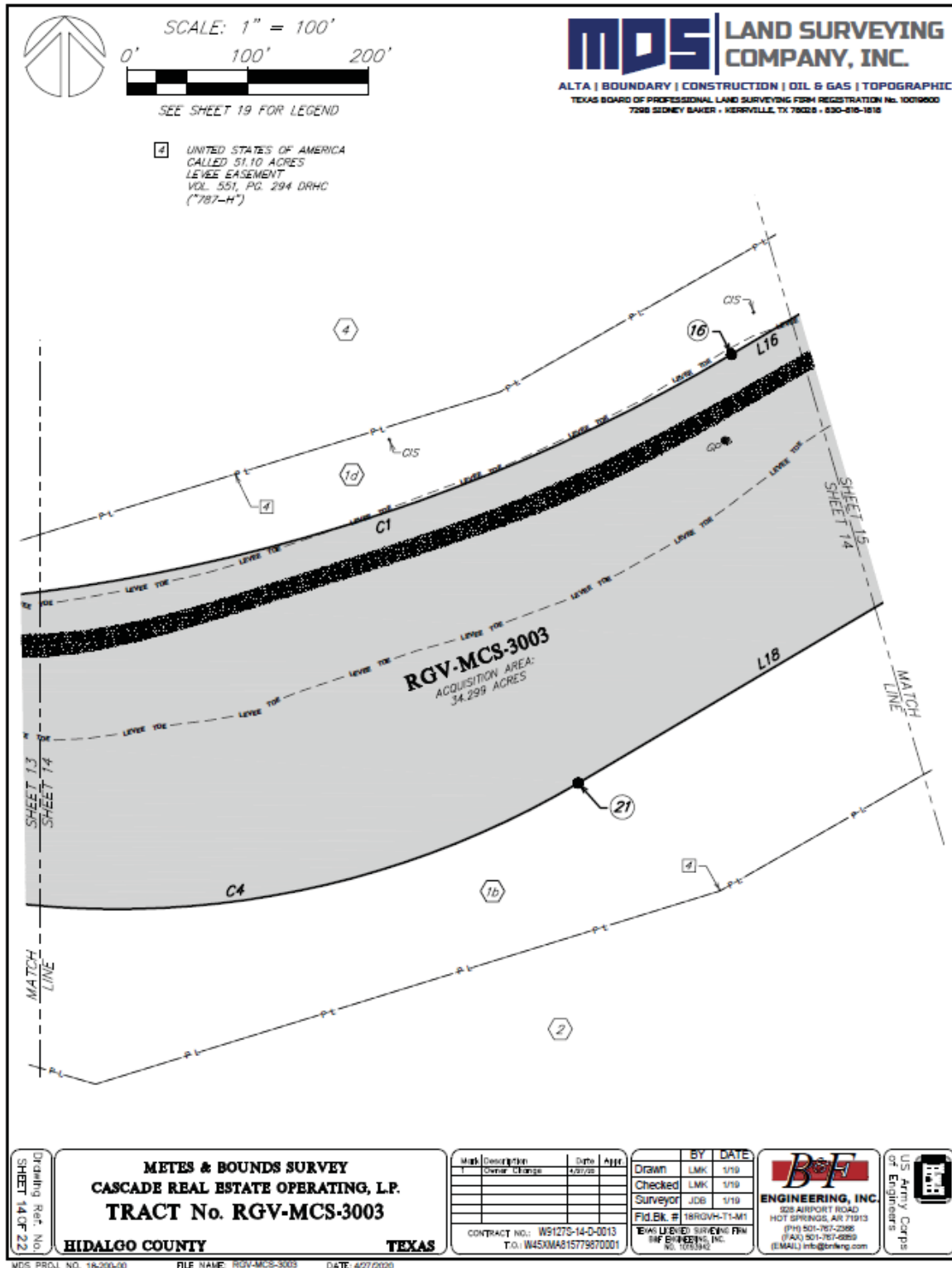


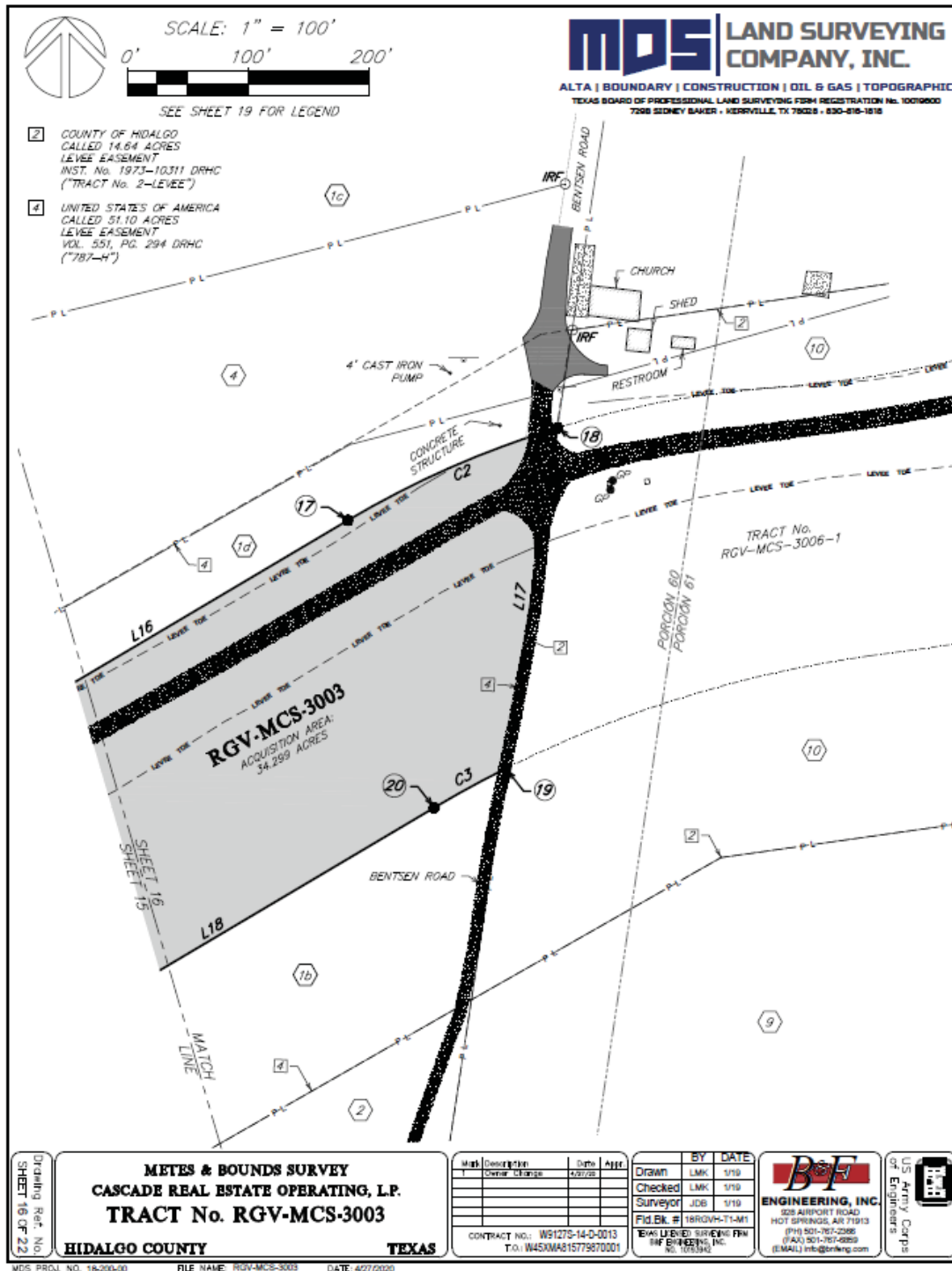
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SCHEDULE D (Cont.)

LINE	BEARING	DISTANCE	REC-BEARING	REC-DISTANCE
L1	S 81°26'50" E	299.83'	N 81°25'20" W	N/A
L2	N 23°10'35" E	346.01'	N/A	N/A
L3	N 39°05'33" E	1532.60'	N/A	N/A
L4	N 56°21'43" E	168.30'	N/A	N/A
L5	N 72°57'58" E	225.90'	N/A	N/A
L6	N 77°56'43" E	401.20'	N/A	N/A
L7	S 78°30'47" E	428.10'	N/A	N/A
L8	N 59°20'58" E	405.00'	N/A	N/A
L9	N 08°36'13" E	12.90'	N/A	N/A
L10	N 59°20'58" E	382.00'	N/A	N/A
L11	N 68°43'53" E	162.90'	N/A	N/A
L12	N 83°24'43" E	123.10'	N/A	N/A
L13	S 80°50'47" E	164.10'	N/A	N/A
L14	S 73°49'07" E	665.90'	N/A	N/A
L15	N 08°36'13" E	40.17'	N/A	N/A
L16	N 59°22'28" E	902.98'	N/A	N/A
L17	S 08°36'13" W	285.40'	S 08°34'30" W	N/A
L18	S 59°22'28" W	1133.77'	N/A	N/A
L19	N 73°58'12" W	547.17'	N/A	N/A
L20	S 58°50'11" W	642.36'	N/A	N/A
L21	N 69°40'05" W	83.18'	N/A	N/A
L22	S 77°39'14" W	338.63'	N/A	N/A
L23	S 38°46'25" W	1134.99'	N/A	N/A
L24	S 24°33'24" W	495.54'	N/A	N/A
L25	N 81°19'45" W	15.51'	N/A	N/A
L26	N 08°42'35" E	517.48'	N 08°36'30" E	N/A
L27	N 81°26'50" W	43.57'	N 81°25'20" W	N/A
L28	N 24°18'13" E	364.78'	N/A	N/A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1500.00'	642.17'	637.28'	N 71°38'21" E	24°31'45"
C2	800.00'	190.30'	189.85'	N 66°11'21" E	13°37'45"
C3	965.00'	67.79'	67.78'	S 61°23'14" W	4°01'31"
C4	750.00'	610.72'	593.98'	S 82°42'08" W	46°39'20"
C5	550.00'	453.03'	440.33'	S 82°25'59" W	47°11'37"
C6	400.00'	359.51'	347.53'	S 84°35'03" W	51°29'44"
C7	400.00'	228.13'	225.06'	N 86°00'26" W	32°40'40"
C8	400.00'	271.44'	266.26'	S 58°12'50" W	38°52'49"
C9	2350.00'	583.11'	581.62'	S 31°39'54" W	14°13'01"



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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION No. 1006900
 7008 SEDNEY SAUER • MCKINNEY, TX 75069 • 972-416-1616

Drawing Ref. No.
SHEET 17 OF 22

METES & BOUNDS SURVEY
CASCADE REAL ESTATE OPERATING, L.P.
TRACT No. RGV-MCS-3003

HIDALGO COUNTY

TEXAS

Work	Description	Date	Appr.
	Original change	4/20/20	

CONTRACT NO.: W51275-14-2-0013
 T.O. W45XMA815779870001

BY	DATE
Drawn	LMK 1/19
Checked	LMK 1/19
Surveyor	JOB 1/19
Fid.Bk. #	18RCVH-TT-MT

EWING SURVEYING, INC.
 1811 E. 11th St., Suite 100
 Fort Worth, TX 76102



MDS PROJ. NO. 18-200-00


FILE NAME: RGV-MCS-3003

DATE: 4/27/2020

SCHEDULE D (Cont.)

LEGEND			
●	5/8" REBAR W/ "MDS" CAP SET	—————	ACQUISITION AREA BOUNDARY
○	CALCULATED POINT	-----	ADJOINING ACQUISITION LINE
△	CONTROL POINT	-----	EASEMENT LINE
—○—	POWER POLE	—OHE—	OVERHEAD ELECTRIC
—	SIGN	—P.L.—	PROPERTY LINE
CDS	CONCRETE DRAINAGE STRUCTURE	-----	TOE OF LEVEE
CIS	CONCRETE IRRIGATION STRUCTURE		
DRHC	DEED RECORDS OF HIDALGO COUNTY		
GP	GUARD POST		
INST.	INSTRUMENT		
IRF	IRON ROD FOUND		
MRHC	MAP RECORDS OF HIDALGO COUNTY		
No.	NUMBER		
ORHC	OFFICIAL RECORDS OF HIDALGO COUNTY		
PG.	PAGE		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCING		
VOL.	VOLUME		
WM	WATER METER		


<p>1a</p> <p>CASCADE REAL ESTATE OPERATING, LP CALLED 324.25 ACRES SPECIAL WARRANTY DEED INST. No. 2019-3069818 DRHC (TRACT 7-PARCEL A) REMAINING AREA: 22.109 ACRES</p>	<p>1b</p> <p>CASCADE REAL ESTATE OPERATING, LP CALLED 324.25 ACRES SPECIAL WARRANTY DEED INST. No. 2019-3069818 DRHC (TRACT 7-PARCEL A) REMAINING AREA: 14.305 ACRES</p>	<p>1c</p> <p>CASCADE REAL ESTATE OPERATING, LP CALLED 324.25 ACRES SPECIAL WARRANTY DEED INST. No. 2019-3069818 DRHC (TRACT 7-PARCEL A) REMAINING AREA: 254.218 ACRES</p>	<p>1d</p> <p>CASCADE REAL ESTATE OPERATING, LP CALLED 324.25 ACRES SPECIAL WARRANTY DEED INST. No. 2019-3069818 DRHC (TRACT 7-PARCEL A) REMAINING AREA: 2.347 ACRES</p>
<p>2</p> <p>CASCADE REAL ESTATE OPERATING, LP CALLED 251.80 ACRES SPECIAL WARRANTY DEED INST. No. 2019-3069818 DRHC (TRACT 7-PARCEL B)</p>	<p>3</p> <p>HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 19 INST. No. 1976-33803 DRHC (SAVE & EXCEPT TRACT (5))</p>	<p>4</p> <p>HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY CALLED 42.016 ACRES NOTICE OF LIS PENDENS INST. No. 2017-2781789 DRHC (PARCEL 15P5-AQ)</p>	<p>5</p> <p>PAUL ANDREW SAKAI CALLED 30.53 ACRES INST. No. 2014-2488271 DRHC (TRACT IV)</p>
<p>6</p> <p>HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY CALLED 0.700 ACRES NOTICE OF LIS PENDENS INST. No. 2017-2781789 DRHC (PARCEL 6P1)</p>	<p>7</p> <p>HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY CALLED 8.019 ACRES NOTICE OF LIS PENDENS INST. No. 2017-2781789 DRHC (PARCEL 5P4)</p>	<p>8</p> <p>GUADALUPE CARRERA & TRINIDAD CARRERA CALLED 2.70 ACRES INST. No. 1965-7063 DRHC</p>	<p>9</p> <p>HUNT VALLEY INDUSTRIAL I, L.P. CALLED 24.53 ACRES SPECIAL WARRANTY DEED INST. No. 2003-1153789 DRHC</p>
<p>10</p> <p>HUNT VALLEY INDUSTRIAL I, L.P. CALLED 14.64 ACRES INST. No. 2003-1153789 DRHC</p>	<p>11</p> <p>COUNTY OF HIDALGO, TEXAS PORTION OF CALLED 6.86 ACRES INST. No. 1973-11346 DRHC (TRACT No. 2)</p>	<p>12</p> <p>CITY OF McALLEN CALLED 14.96 ACRES DRAINAGE EASEMENT DEDICATION INST. No. 2009-1978143 DRHC (TRACT I)</p>	<p>13</p> <p>AAGRIC 5125 HONDURAS AVE. LLC LOT 27 SHARYLAND BUSINESS PARK 9 VOL. 53, PG. 91 MRHC</p>
		<p>14</p> <p>INTERNATIONAL CENTER PROPERTIES II, LLC, ET AL LOT 26 SHARYLAND BUSINESS PARK 6 VOL. 49, PG. 183 MRHC</p>	<p>15</p> <p>GORGON INVESTMENTS, LLC, ET AL LOT 25 SHARYLAND BUSINESS PARK INST. No. 2015-2669119 MRHC</p>
			<p>16</p> <p>CITY OF McALLEN 120' DRAINAGE R.O.W. VOL. 49, PG. 183 MRHC</p>



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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600

7008 SIDNEY BAUER • KERRVILLE, TX 78901 • 817-416-1618

METES & BOUNDS SURVEY				BY DATE	
CASCADE REAL ESTATE OPERATING, L.P. TRACT No. RGV-MCS-3003 HIDALGO COUNTY TEXAS				Drawn	LMK 1/19
				Checked	LMK 1/19
				Surveyor	JDB 1/19
				Fid. Bl. #	18RDVH-T1-M1
CONTRACT NO.: W51275-14-0-0013 T.O.: W45XMA815779870001				ENGINEERING, INC. 828 AIRPORT ROAD HOT SPRINGS, AR 71913 (PH) 501-767-2386 (FAX) 501-767-0889 (EMAIL) info@briling.com	

Drawing Ref. No. 1901-0000-00

SHEET 19 OF 22

FIRM NAME: RGV-MCS-3003

DATE: 4/27/2020

SCHEDULE D (Cont.)

<p>17</p> <p>CITY OF McALLEN CALLED 4.189 ACRES DRAINAGE EASEMENT DEDICATION INST. No. 2009-1978143 GRHC (TRACT II)</p>	<p>18</p> <p>CITY OF McALLEN CALLED 7.403 ACRES DEDICATION DEED INST. No. 2009-1504324 GRHC</p>	<p>19</p> <p>BIG SKY COMMERCIAL PROPERTY INVESTMENTS, LLC LOT 15 SHARYLAND BUSINESS PARK VOL. 33, PG. 189 MRHC</p>	<p>20</p> <p>6901 SOUTH INTERNATIONAL BOULEVARD, LLC LOT 23A SHARYLAND BUSINESS PARK INST. No. 2015-2669119 MRHC</p>
<p>21</p> <p>CENTENNIAL PARK, LLC LOT 8 SHARYLAND BUSINESS PARK 4 VOL. 47, PG. 119 MRHC</p>	<p>22</p> <p>COMARCA FRESH, INC. LOT 7 SHARYLAND BUSINESS PARK INST. No. 2018-2927447 MRHC</p>	<p>23</p> <p>SHARYLAND DISTRIBUTION & TRANSMISSION SERVICES, L.L.C. CALLED 5.026 ACRES GENERAL WARRANTY DEED INST. No. 2009-2062598 GRHC (TRACT THREE)</p>	



**LAND SURVEYING
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM REGISTRATION No. 10019900
7206 SIDNEY SAUER • MERRVILLE, TX 75005 • 830-418-1818

METES & BOUNDS SURVEY
CASCADE REAL ESTATE OPERATING, L.P.
TRACT No. RGV-MCS-3003

HIDALGO COUNTY TEXAS

Work Description	Date	Appr.
Owner Change	4/27/20	

CONTRACT NO.: W91275-14-D-0013
T.O. W4510A21573870001

BY	DATE
Drawn LMK	1/19
Checked LMK	1/19
Surveyor JDB	1/19
Fid.Bk. # 18RGVM-T1-M1	

EWALLEN SURVEYING, INC.
18F 50001, INC.
NO. 100130



ENGINEERING, INC.
528 AIRPORT ROAD
HOT SPRINGS, AR 71913
(PH) 501-767-2386
(FAX) 501-767-4889
(EMAIL) info@bofeng.com

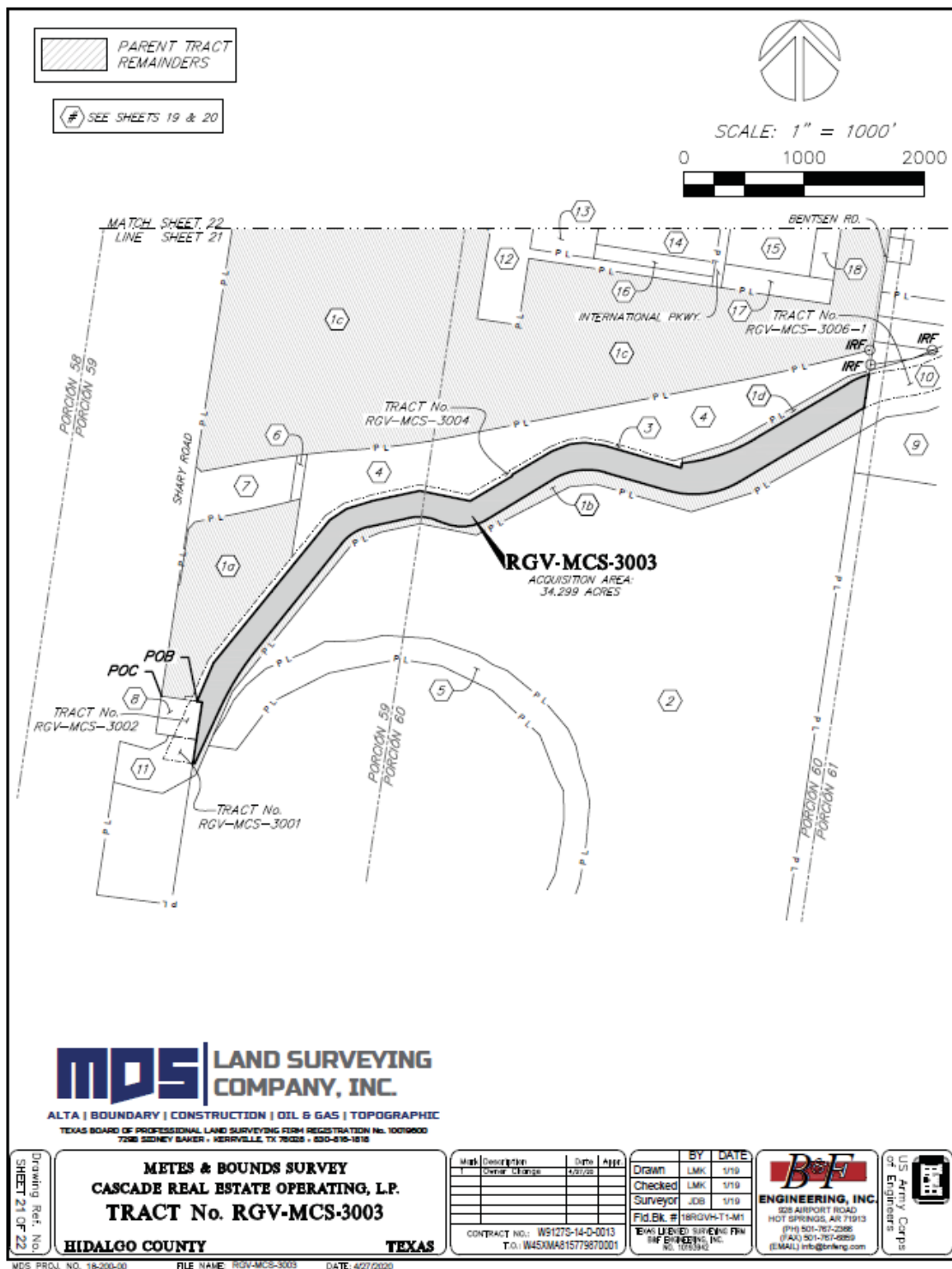


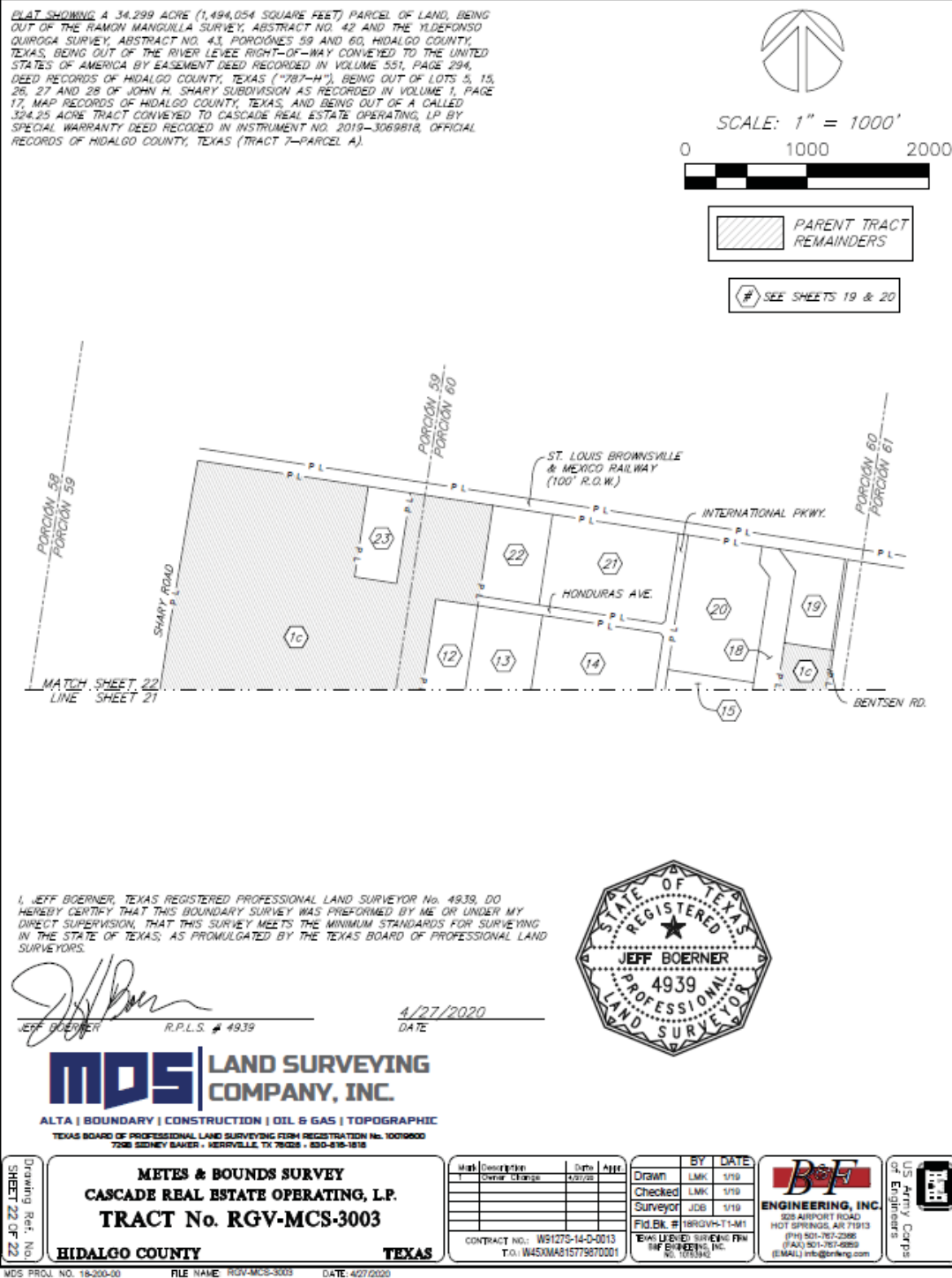
US Army Corps
of Engineers

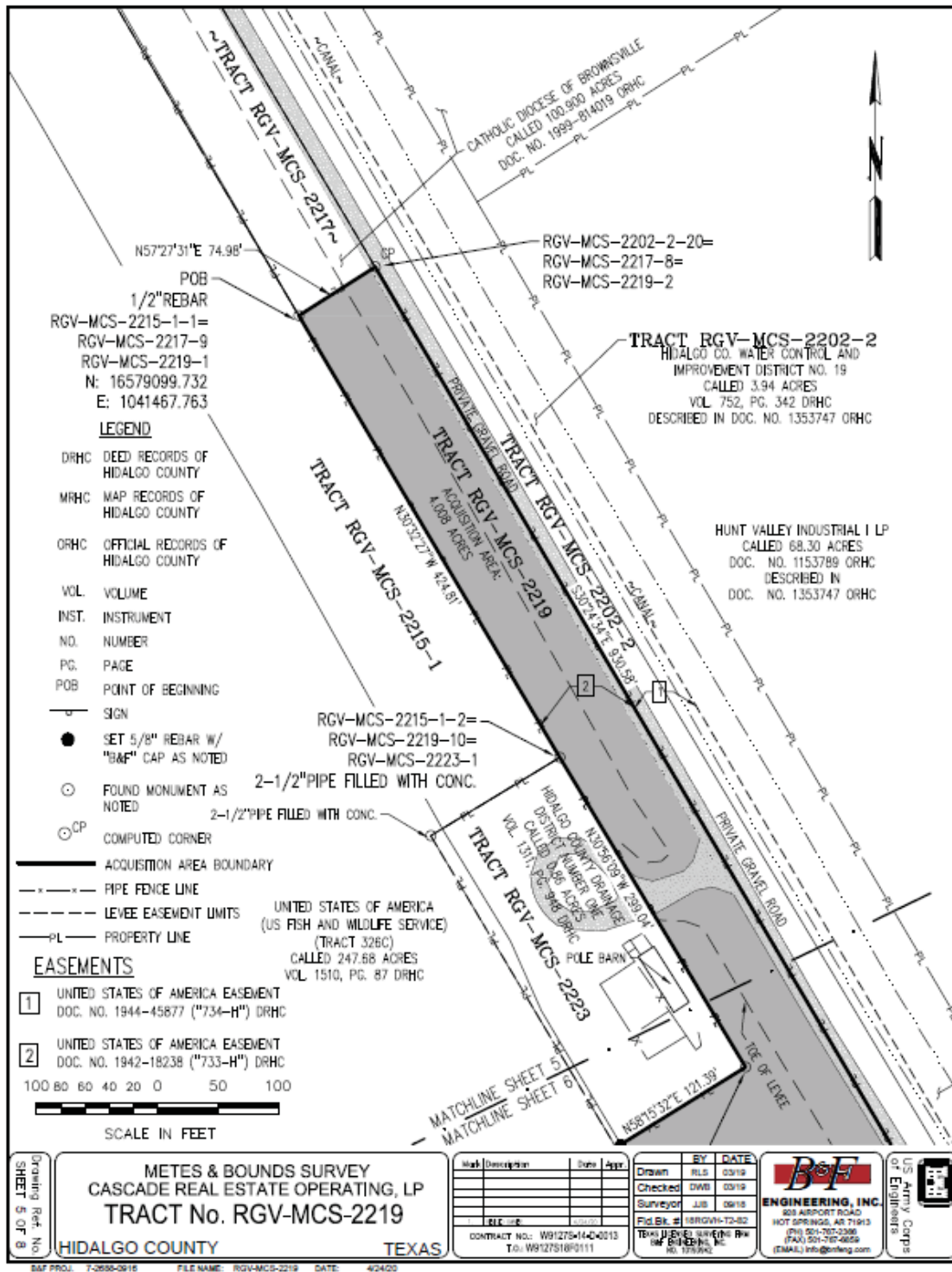
MDS PROJ. NO. 18-200-00

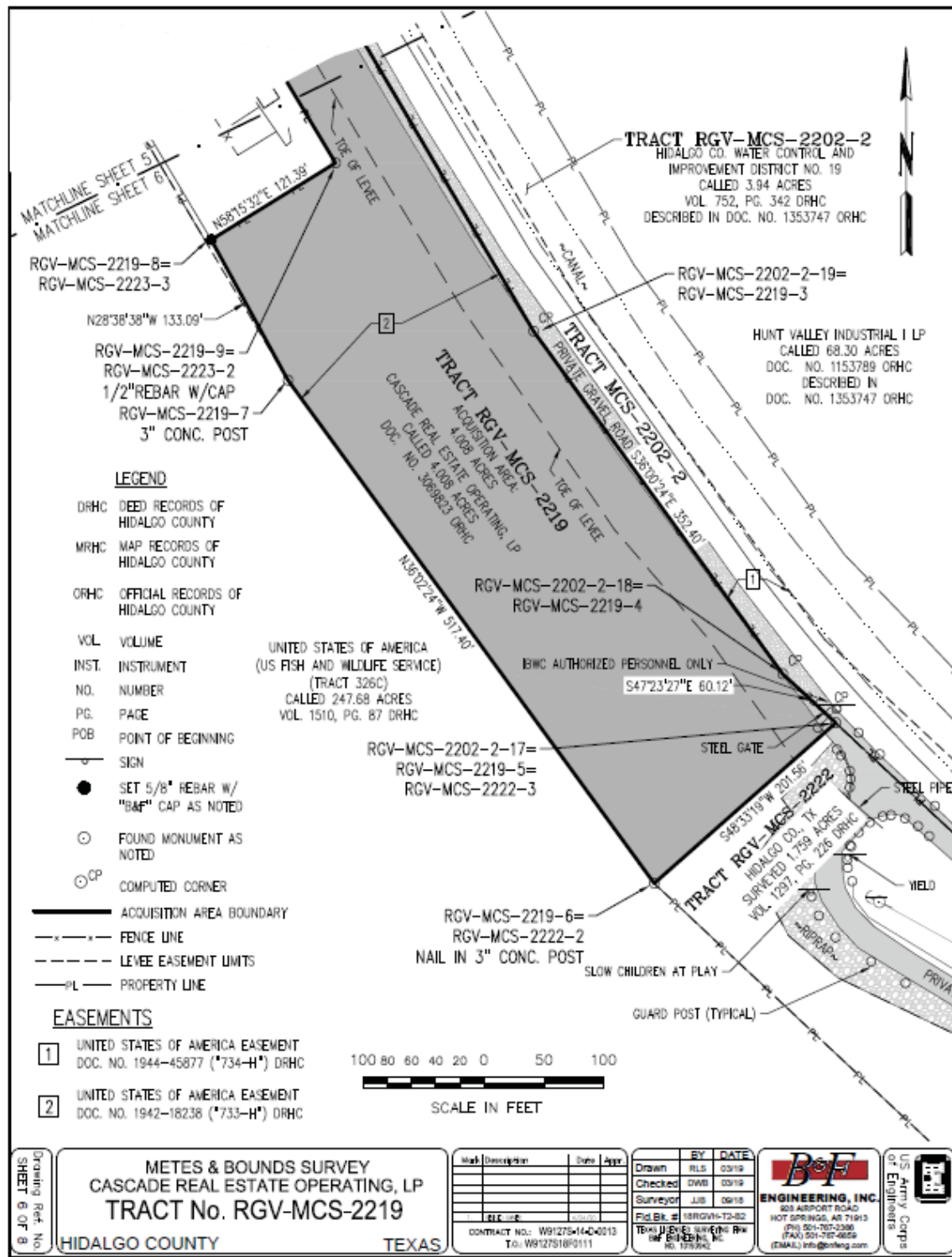
FILE NAME: RGV-MCS-3003

DATE: 4/27/2020

SCHEDULE D (Cont.)

SCHEDULE D (Cont.)

SCHEDULE D (Cont.)**Tract #2: RGV-MCS-2219**



SCHEDULE D (Cont.)

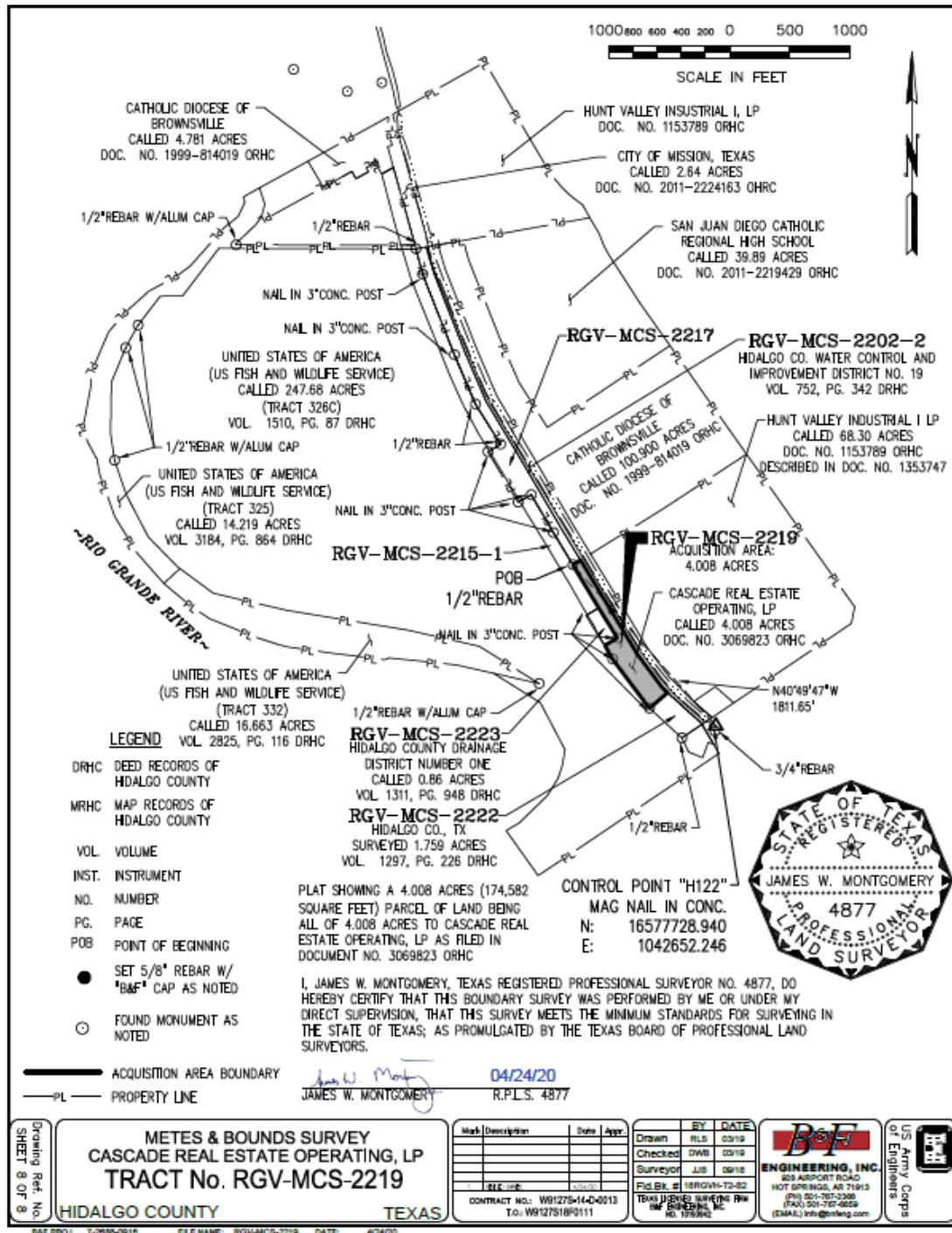
SCHEDULE D (Cont.)

DESCRIPTION	NORTHING	EASTING
RGV-MCS-2215-1-1=RGV-MCS-2217-9= RGV-MCS-2219-1	16579099.732	1041467.763
RGV-MCS-2202-2-20=RGV-MCS-2217-8= RGV-MCS-2219-2	16579140.065	1041530.972
RGV-MCS-2202-2-19=RGV-MCS-2219-3	16578337.504	1042002.008
RGV-MCS-2202-2-18=RGV-MCS-2219-4	16578052.430	1042209.177
RGV-MCS-2202-2-17=RGV-MCS-2219-5= RGV-MCS-2222-3	16578011.732	1042253.421
RGV-MCS-2219-6=RGV-MCS-2222-2	16577878.322	1042102.335
RGV-MCS-2219-7	16578296.695	1041797.924
RGV-MCS-2219-8=RGV-MCS-2223-3	16578413.499	1041734.125
RGV-MCS-2219-9=RGV-MCS-2223-2	16578477.361	1041837.360
RGV-MCS-2215-1-2=RGV-MCS-2219-10= RGV-MCS-2223-1	16578733.859	1041683.631

GENERAL SURVEYOR'S NOTES:

1. THE BEARINGS, DISTANCES AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCED TO NAD 83(2011), TX SOUTH ZONE(4205), US SURVEY FEET, USING THE CORS(2011) ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND (SURFACE) USING THE TXDOT COUNTY PUBLISHED COMBINED SCALE FACTOR OF 1.000040000 (E.G. GRID X 1.000040000 = SURFACE).
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT.
3. THE SQUARE FOOTAGE TOTAL RECORDED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
4. THE REMAINING ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENTS AND IS NOT BASED ON FIELD DIMENSIONS.
5. FIELD SURVEY WAS COMPLETED IN NOVEMBER, 2018.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. B&F ENGINEERING, INC. HAS PROVIDED THESE SURVEY SERVICES TO THE CORPS OF ENGINEERS AS THE PRIME CONSULTANT. THE CORP'S CONTRACTING OFFICER'S REPRESENTATIVE IS STEPHEN CORLEY, RPLS (817) 886-1143.
8. LONE STAR 811 UTILITY LOCATE REQUEST WAS SUBMITTED FOR THIS SURVEY ON OCTOBER 9, 2018 (TICKET NO. 1877865798).

Drawing Ref. No. SHEET 7 OF 8	METES & BOUNDS SURVEY CASCADE REAL ESTATE OPERATING, LP TRACT No. RGV-MCS-2219		<table border="1"> <tr> <th>Task</th> <th>Description</th> <th>Date</th> <th>Appr.</th> </tr> <tr> <td>Drawn</td> <td>RLS</td> <td>03/19</td> <td></td> </tr> <tr> <td>Checked</td> <td>DWS</td> <td>03/19</td> <td></td> </tr> <tr> <td>Surveyor</td> <td>JLS</td> <td>09/18</td> <td></td> </tr> </table>		Task	Description	Date	Appr.	Drawn	RLS	03/19		Checked	DWS	03/19		Surveyor	JLS	09/18		 B&F ENGINEERING, INC. 925 AIRPORT ROAD WOT SPRINGS, AR 71913 (PH) 501-787-2396 (FAX) 501-787-6055 (EMAIL) info@bmfeng.com	 US Army Corps of Engineers
	Task	Description	Date	Appr.																		
	Drawn	RLS	03/19																			
	Checked	DWS	03/19																			
Surveyor	JLS	09/18																				
HIDALGO COUNTY		TEXAS																				
CONTRACT NO.: W9127514C4013 T.O. W9127518F0111		Fid. Bk. # 18RGVH-T2-82 Texas Public Survey of BUREAU, INC. NO. 115194																				
B&F PROJ. 7-3555-2616 FILE NAME: RGV-MCS-2219 DATE: 4/24/20																						

SCHEDULE D (Cont.)

Tracts: RGV-MCS-3003 and RGV-MCS-2219

Owner: Cascade Real Estate Operating, L.P.

Total Acreage: 38.307

SCHEDULE E

SCHEDULE E

ESTATE TAKEN

Hidalgo County, Texas

Tracts: RGV-MCS-3003 and RGV-MCS-2219

Owner: Cascade Real Estate Operating, L.P.

Total Acreage: 38.307

Tract #1: RGV-MCS-3003:

The estate acquired is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to the mineral interests of third parties; excepting and reserving to the Grantor all interests in minerals and appurtenant rights for the exploration, development, production and removal of said minerals;

Reserving to Cascade Real Estate Operating, LP, the owners of property described in document number 3069818, recorded with the Hidalgo County Clerk on 6 December 2019, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

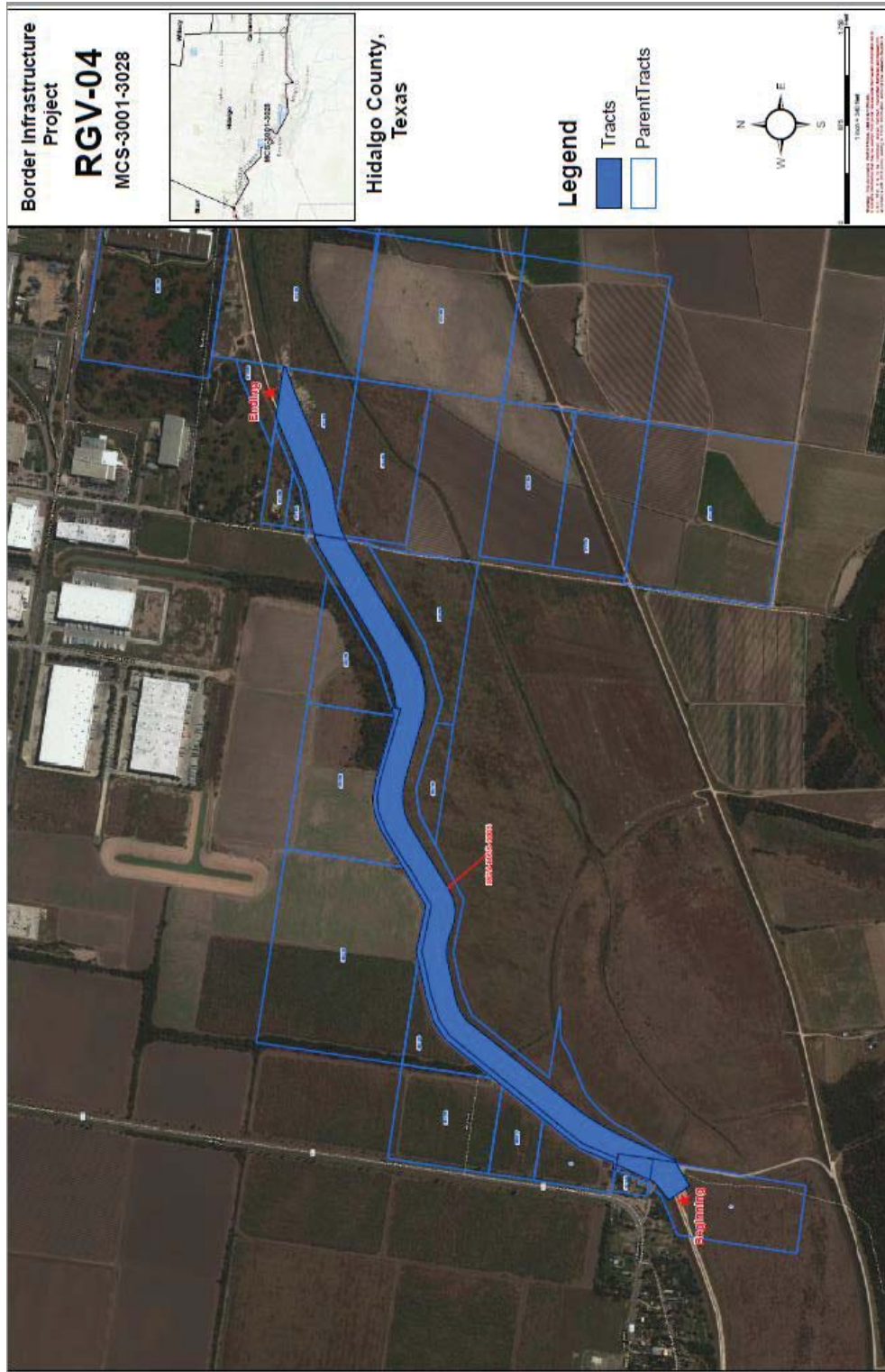
Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation, and maintenance of the border barrier.

Tract #2 RGV-MCS-2219:

The estate acquired is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to the mineral interests of third parties; excepting and reserving to the Grantor all interests in minerals and appurtenant rights for the exploration, development, production and removal of said minerals;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation, and maintenance of the border barrier.

SCHEDULE E (Cont.)



SCHEDULE

F

SCHEDULE F

ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the lands being taken is TWO HUNDRED THOUSAND, FOUR HUNDRED AND FOURTY SEVEN DOLLARS AND NO/100 (\$200,447.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

SCHEDULE G

SCHEDULE G**INTERESTED PARTIES**

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. *See* Fed. R. Civ. P. 71.1(c).

Interested Party	Reference
Cascade Real Estate Operating, L.P. David Killam (Registered Agent) c/o Killam Management, L.C. 4320 University Blvd. Laredo, Texas 78041	RGV-MCS-3003 Special Warranty Deed, Document #3069818; Recorded December 6, 2019, Deed Records of Hidalgo County RGV-MCS-2219 Deed Without Warranty, Document #3069823; Recorded December 6, 2019, Deed Records of Hidalgo County
Pablo "Paul" Villarreal, Jr. Hidalgo County Tax Assessor-Collector 2804 S. Business Hwy 281 Edinburg, Texas 78539	Tax Authority